



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



ENDERLEIGH, 72 SEVEN WATERS, LEONARD STANLEY, GL10 3PD

The Property

A Charming, Character-Filled Family Home in Leonard Stanley

Set in the heart of the sought-after village of Leonard Stanley, this beautifully restored stone cottage is a true testament to thoughtful craftsmanship and timeless design. Lovingly modernised and extended over the past 18 years, the home blends period charm with modern comfort, offering spacious and versatile living across three floors.

As you arrive, the peaceful setting becomes instantly apparent, with open views across fields and distant glimpses of the Coaley Peek hills. A gravel driveway provides parking for up to five vehicles and leads to a pair of wooden gates, opening into the private rear garden.

Step inside through the open porch and into a welcoming entrance hall, laid with flagstone-style flooring and leading to the heart of the home. The L-shaped sitting room is rich with character—wooden floors, exposed beams, and a cosy log burner make it the perfect retreat for winter evenings. Built-in bookshelves line one wall, ideal for relaxed reading or family gatherings.

The kitchen and dining space is the true hub of the home. To the front, the kitchen features bespoke cabinetry, a Belfast sink with open views, a freestanding Rangemaster cooker, and a rustic moveable island. It flows effortlessly into the dining/family area, where a wall of glass with French doors opens onto the garden. Stone flooring and underfloor heating add both comfort and style—this is a space designed for both everyday living and entertaining.

Practical features include a large boot room with stable door, built-in bench seating, and ample storage, leading into a well-equipped utility room and cloakroom—ideal for busy family life and muddy dog walks.

Upstairs, the first floor offers three spacious double bedrooms, all filled with natural light and lovely views. The standout feature here is the family bathroom—a luxurious space with exposed Elm floorboards, a roll-top clawfoot bath, walk-in rainfall shower, and dual vanity sinks, all framed by a beautiful exposed stone wall.

The second floor provides a quiet landing/study area, a fifth bedroom with countryside views, and an exquisite master suite. With its vaulted ceiling, exposed beams, built-in eaves storage, and panoramic outlook over the surrounding fields, it's a private sanctuary. The en-suite wet room is thoughtfully designed, with walk-in shower, porthole window, and high-quality finishes throughout.

The garden is an extension of the home—private and enclosed, with lawned areas, mature trees and shrubs, and two stone outbuildings that offer great potential as a studio or home office.

This is a rare opportunity to acquire a home of genuine character and warmth—ideal for a growing family or those seeking a peaceful village lifestyle with space to entertain, unwind, and enjoy the beauty of the countryside. Offered to the market with no onward chain.





Outside

Gardens

The garden is enclosed and provides a great amount of privacy, double gates from the side provide access along with the French doors in the dining area of the kitchen and a stable door directly from the boot room. A paved terrace outside the dining area with steps lead up to a lawned garden.

This opens to a wealth of well stocked borders with a selection of trees and a further sun terrace with garden path providing access to two outbuildings. These could be with some work renovated to create a studio as the views to the side look up to Coaley Peek.

A perfect entertaining space where you can sit and relax after a hard day's work with a glass of wine. The double gates to the side provide a chipping area with further parking.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band C and EPC rating D





Location

Located in the well regarded village of Leonard Stanley, this property benefits from local amenities including a primary school, tennis court, cricket club, social club and a church which are a short distance away. Amenities at nearby Kings Stanley include a hairdressers and supermarket/post office. The nearby town of Stonehouse offers a wide range of amenities to include post office, local schools, supermarkets and butchers. The main line railway station provides a direct route to London (Paddington) and Junction 13 of the M5 Motorway is approximately three miles away. Stroud is also within easy reach and offers a more comprehensive selection of shopping, educational and leisure facilities, with an award winning weekly farmers market.



Directions

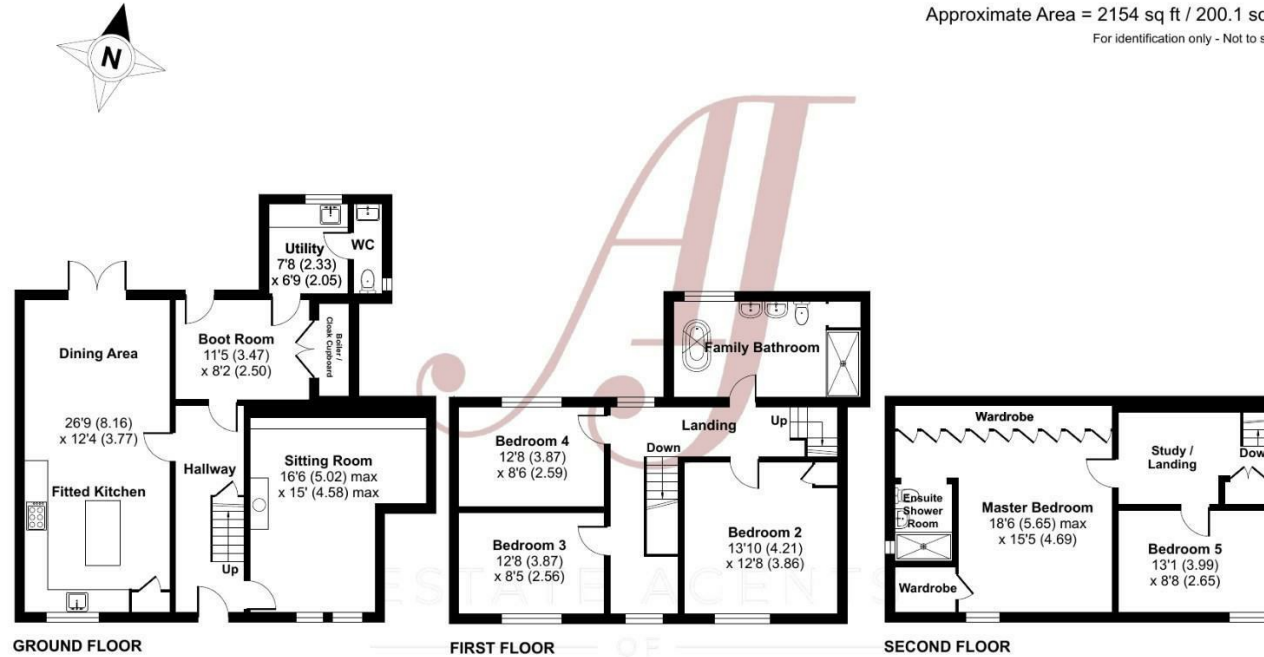
From the M5 Junction 13, follow the A419 towards Stonehouse. Follow the road past Stonehouse Court Hotel on the right, this road becomes Bristol road. Once you approach a main set of traffic lights, turn right and follow over the canal into Bridgend. Follow the lane into the village of Leonard Stanley on the Downton road to a T junction turn right the property,. Follow the road out of the village towards Eastington and the property is the last house on the right as you go out of the village as denoted by our for sale board.



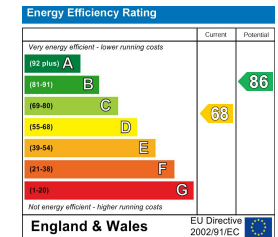
Seven Waters, Leonard Stanley, Stonehouse, GL10

Approximate Area = 2154 sq ft / 200.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for AJ Estate Agents of Gloucestershire. REF: 1249899



01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
rightmove

AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.